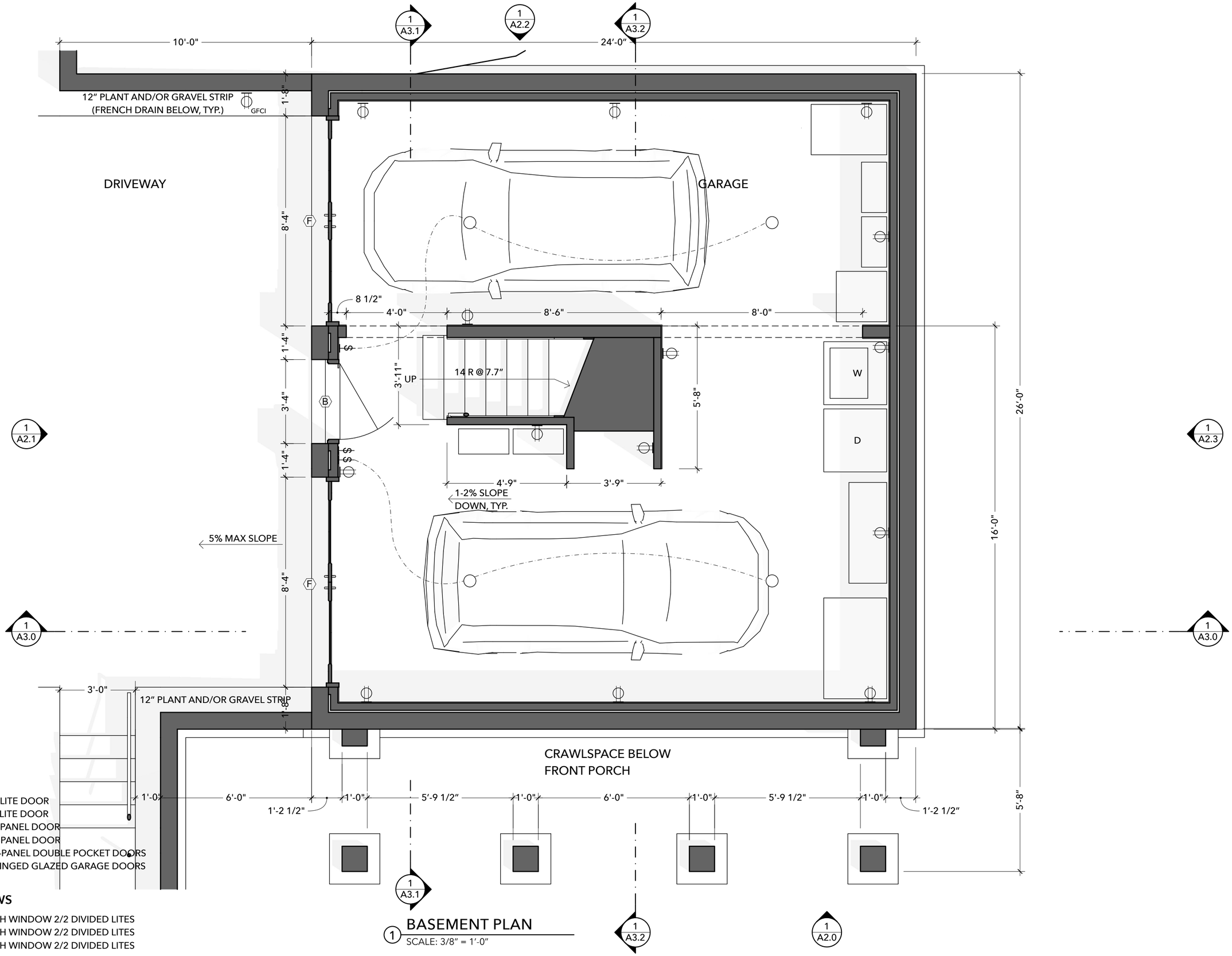

DOORS

- A 36x84 9-LITE DOOR
- B 36x84 4-LITE DOOR
- C 28x80 5-PANEL DOOR
- D 18x80 1-PANEL DOOR
- E 48x80 5-PANEL DOUBLE POCKET DOORS
- F 48x84 HINGED GLAZED GARAGE DOORS

WINDOWS

- ① 32x60 DH WINDOW 2/2 DIVIDED LITES
- ② 24x42 DH WINDOW 2/2 DIVIDED LITES
- ③ 24x48 DH WINDOW 2/2 DIVIDED LITES

① BASEMENT PLAN

SCALE: 3/8" = 1'-0"

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A DESIGN BY JAY OSBORNE

BACKYARD FARMHOUSE

WITH A BASEMENT GARAGE & BEDROOM SUITE

4 **2023-04-30** 3ND DRAFT (ADDITION/ BASEMENT)
3 **2023-03-31** 2ND DRAFT (LARGE 16X32 VERSION)
2 **2023-02-28** 1ST DRAFT (SMALL 16X24 VERSION)
1 **2023-11-30** FIRST PRESENTATION (SCHEMATIC)
+ Thank you to all of my Patreon supporters!

1ST FLOOR PLAN

A1.1

DOORS

- (A) 36x84 9-LITE DOOR
- (B) 36x84 4-LITE DOOR
- (C) 28x80 5-PANEL DOOR
- (D) 24x80 1-PANEL DOOR
- (E) 48x80 5-PANEL DOUBLE POCKET DOORS

WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 24x48 DH WINDOW 2/2 DIVIDED LITES

1 1ST FLOOR PLAN

SCALE: 3/8" = 1'-0"

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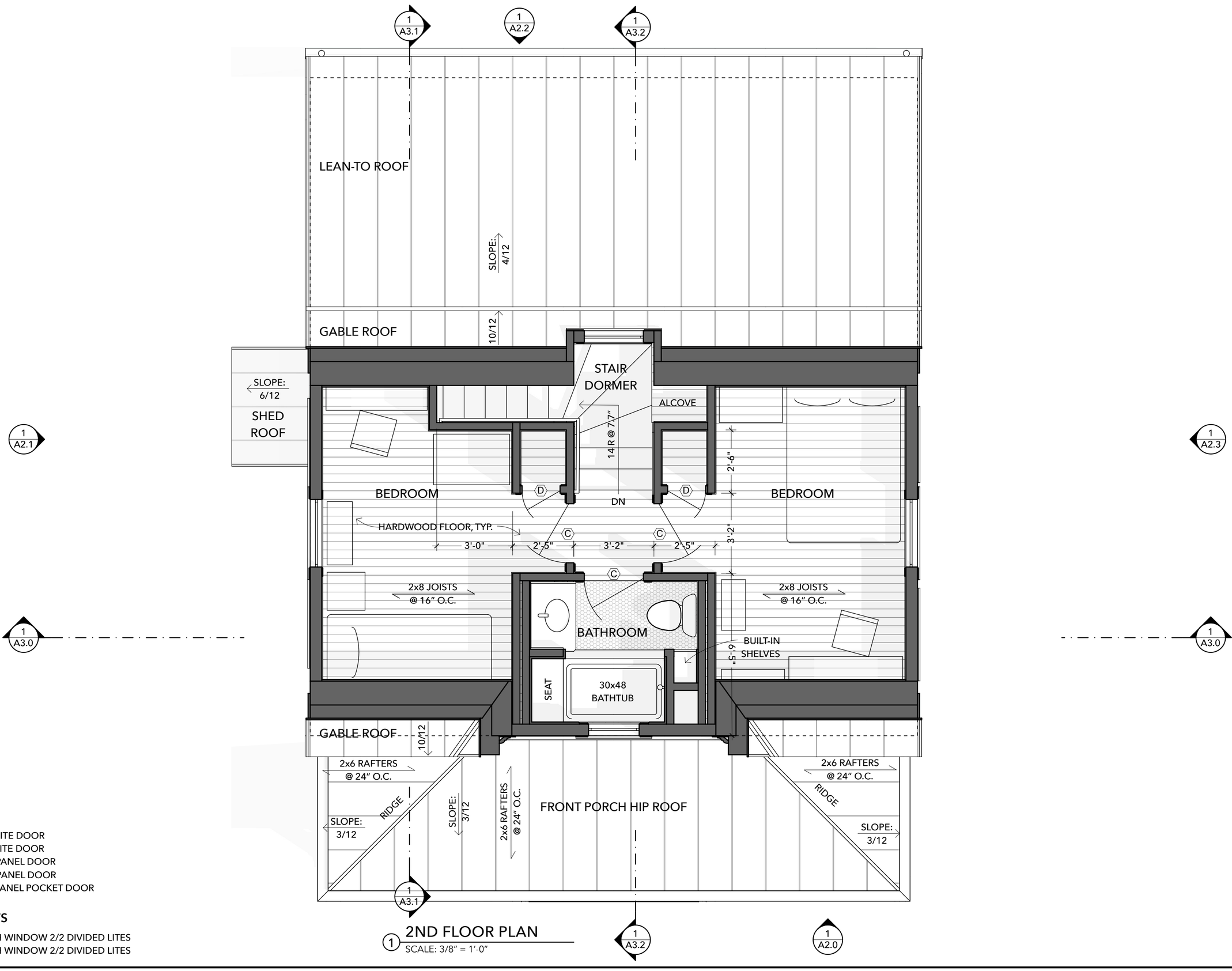
1ST FLOOR PLAN

A1.1



1 2ND FLOOR PLAN
SCALE: 3/8" = 1'-0"

DOORS

- (A) 36x84 9-LITE DOOR
- (B) 36x84 4-LITE DOOR
- (C) 28x80 5-PANEL DOOR
- (D) 24x80 1-PANEL DOOR
- (E) 32x80 5-PANEL POCKET DOOR

WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 24x48 DH WINDOW 2/2 DIVIDED LITES

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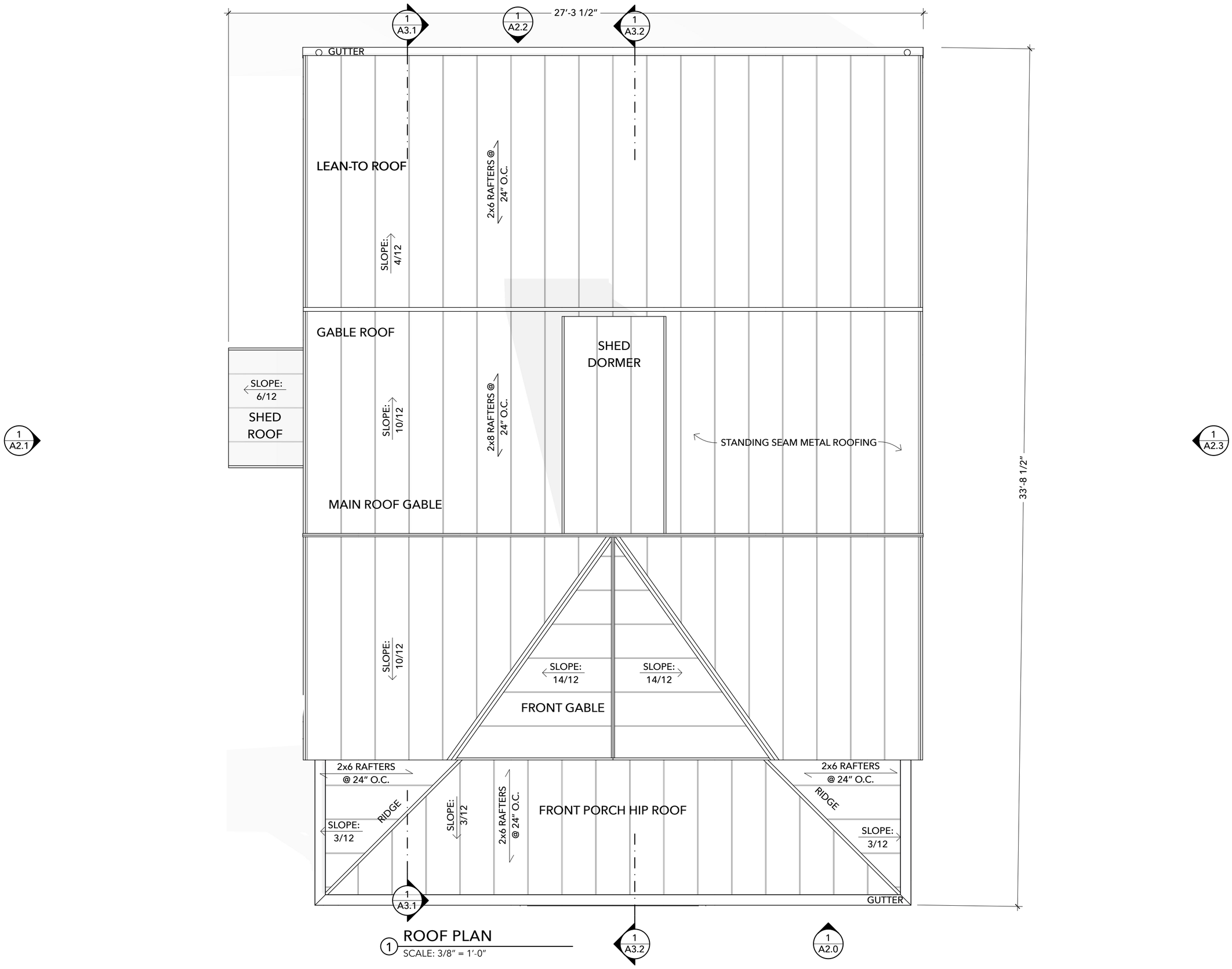
2ND FLOOR PLAN

A1.2



1 ROOF PLAN
SCALE: 3/8" = 1'-0"

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BACKYARD FARMHOUSE

WITH A BASEMENT GARAGE & BEDROOM SUITE

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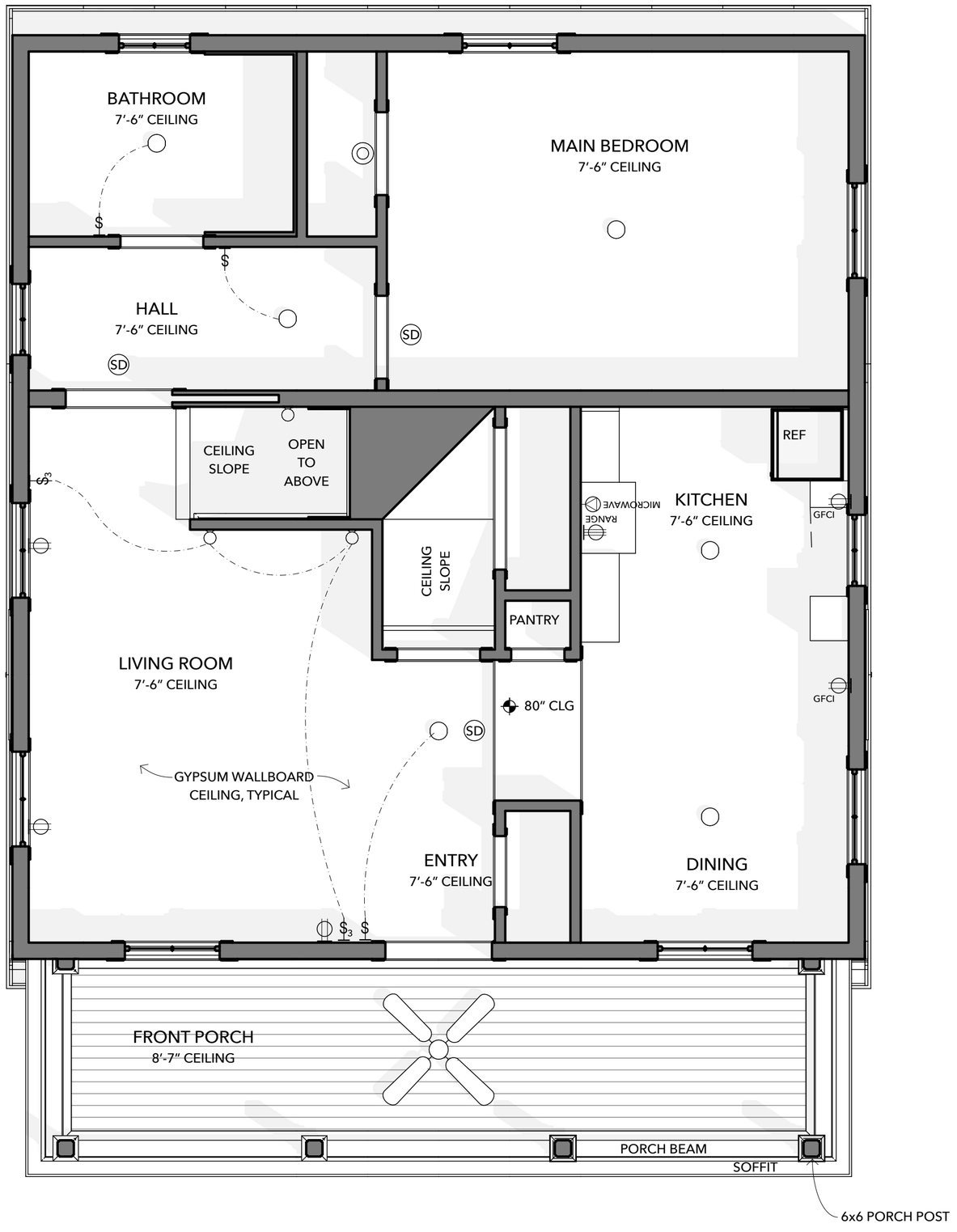
ROOF PLAN

A1.3



1 1ST LEVEL - REFLECTED CEILING PLAN / ELECTRICAL PLAN
SCALE: 1/2″ = 1′-0″

NOTES:

1. CEILING HEIGHTS ARE APPROXIMATE (+/- 0.5″)

2. CENTER THE ELECTRICAL FIXTURES ON SURFACES, AND WITH PRIMARY DESIGN ELEMENTS.

4. UTILITY ROOM CEILING SHALL BE FIRE-RATED USING GYPSUM WALLBOARD SHEATHING

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BACKYARD FARMHOUSE

WITH A BASEMENT GARAGE & BEDROOM SUITE

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1ST RCP / ELECTRIC

A1.4

1 2ND LEVEL - REFLECTED CEILING PLAN / ELECTRICAL PLAN
SCALE: 1/2″ = 1′-0″

NOTES:

1. CEILING HEIGHTS ARE APPROXIMATE (+/- 0.5″)

2. CENTER THE ELECTRICAL FIXTURES ON SURFACES, AND/OR WITH PRIMARY DESIGN ELEMENTS.

3. LINEN CABINET IN THE HALL MAY BE OMITTED. RAISE TO MAINTAIN 80″ HEAD CLEARANCE AT STAIRCASE BELOW.

4. A MINIMUM 30x30-INCH AREA OF THE SHOWER/ BATHTUB MUST HAVE A CEILING HEIGHT OF OVER 6′-8″.

5. BY CODE, THE BACK OF THE LAVATORY AND TOILET CAN HAVE A 5′ CEILING, BUT THE CEILING NEEDS TO BE AT LEAST 6′-8″ AT THE FRONT OF THESE FIXTURES.

6. ANY AREA OF ROOM WITH LESS THAN A 5′ CEILING DOES NOT QUALIFY AS SQUARE FOOTAGE, AND SHALL NOT BE INCLUDED IN TOTAL HOUSE FLOOR AREA, OR ROOM AREA.

7. AT LEAST 50% OF ROOM AREA MUST HAVE 7′ MIN CEILING.

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BACKYARD FARMHOUSE

WITH A BASEMENT GARAGE & BEDROOM SUITE

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2ND RCP / ELECTRICAL

A1.5

1 SOUTH ELEVATION
SCALE: 3/8″ = 1′-0″

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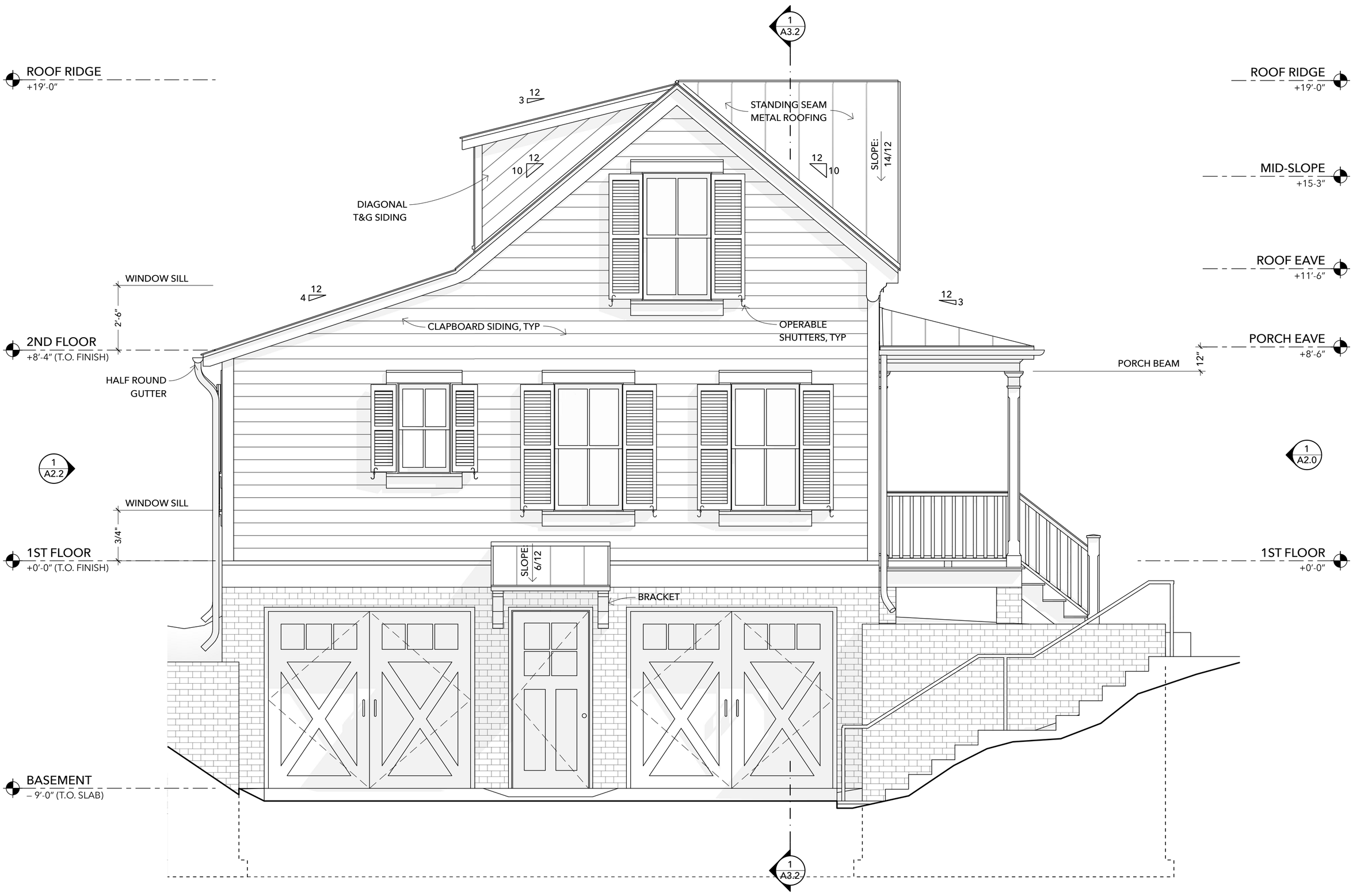
FRONT ELEVATION

A2.0



1 WEST ELEVATION
SCALE: 3/8″ = 1′-0″

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BACKYARD FARMHOUSE

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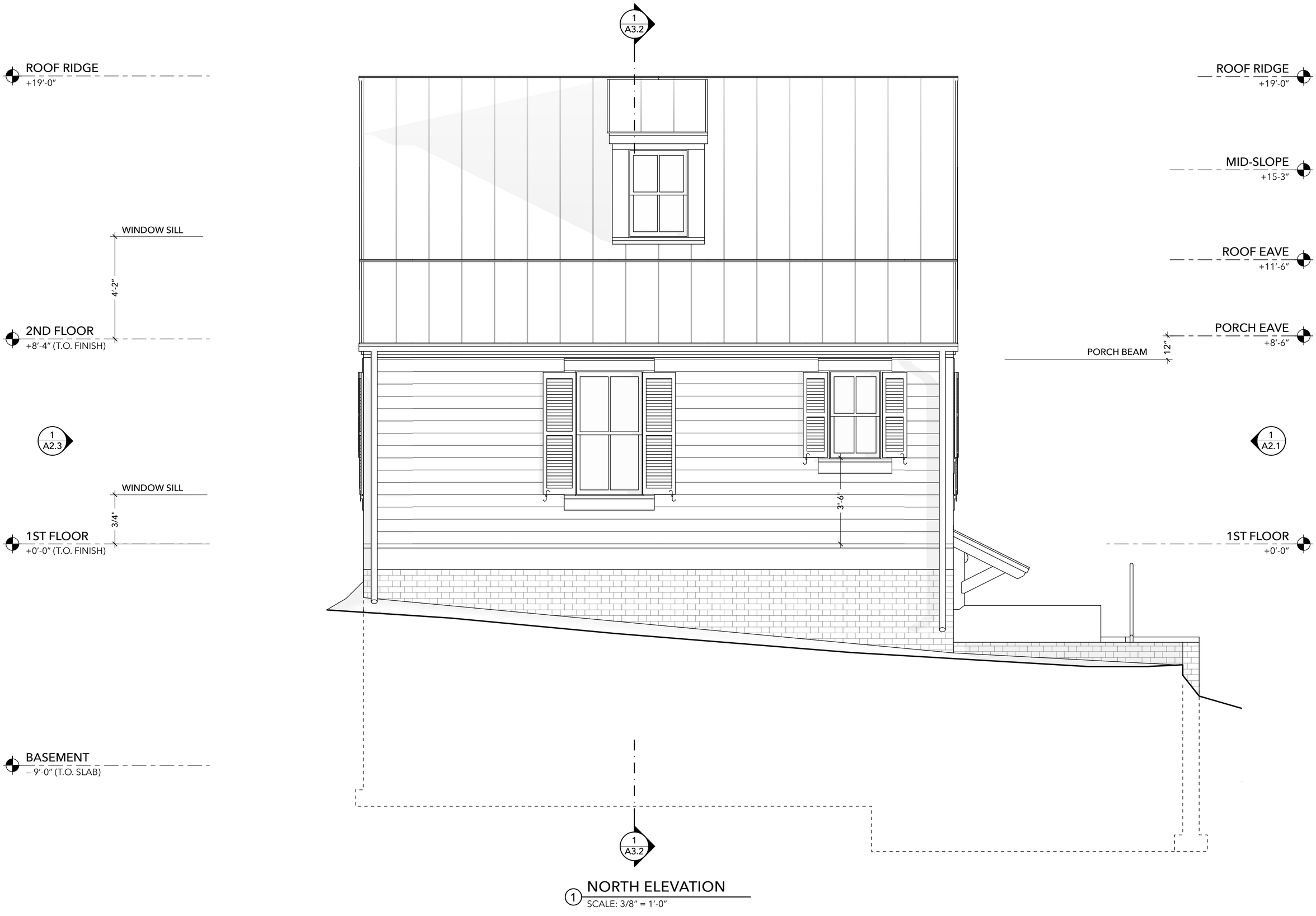
WEST ELEVATION

A2.1



1 NORTH ELEVATION
SCALE: 3/8″ = 1′-0″

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BACKYARD FARMHOUSE

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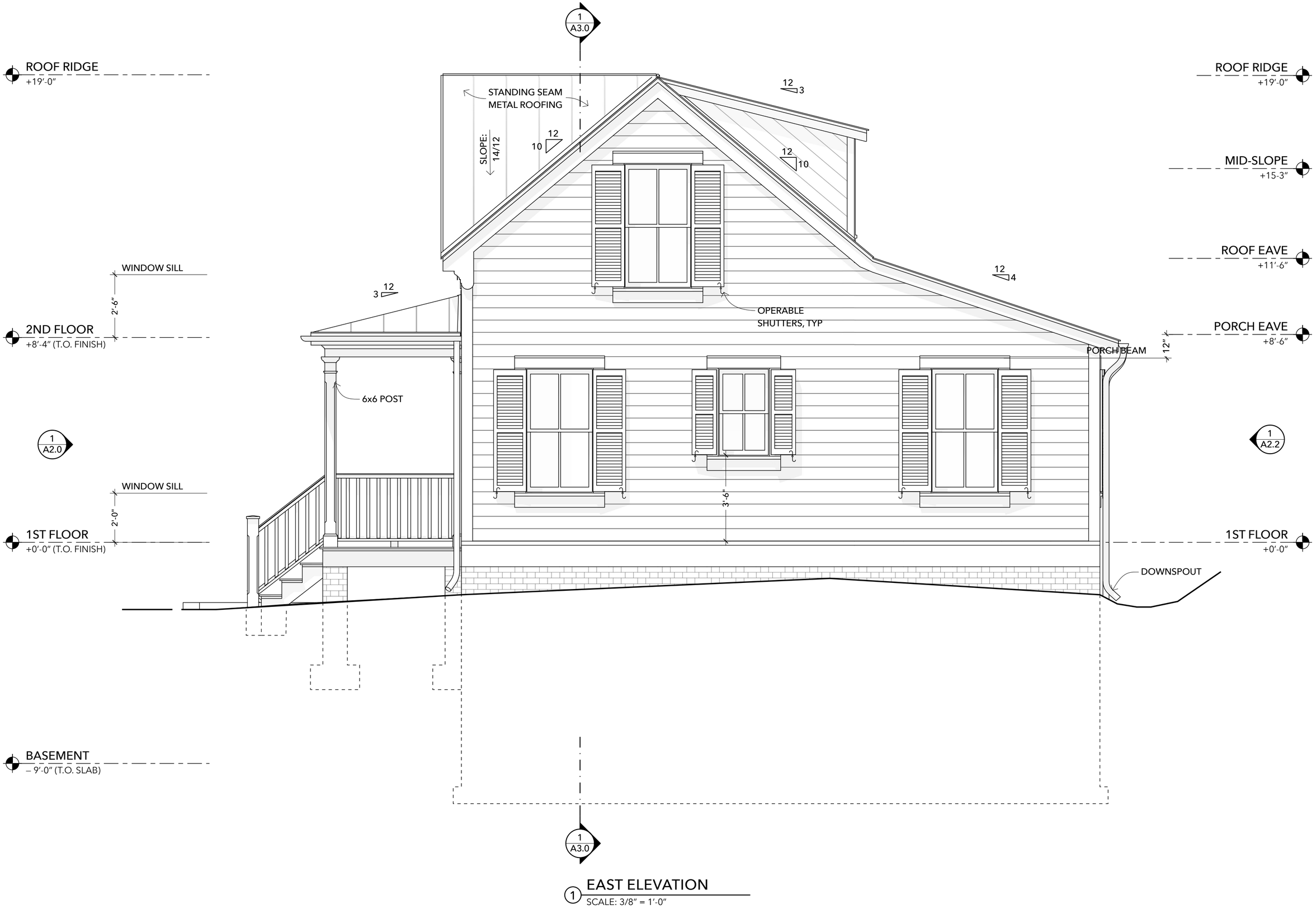
NORTH ELEVATION

A2.2



1 EAST ELEVATION

SCALE: 3/8″ = 1′-0″

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BACKYARD FARMHOUSE

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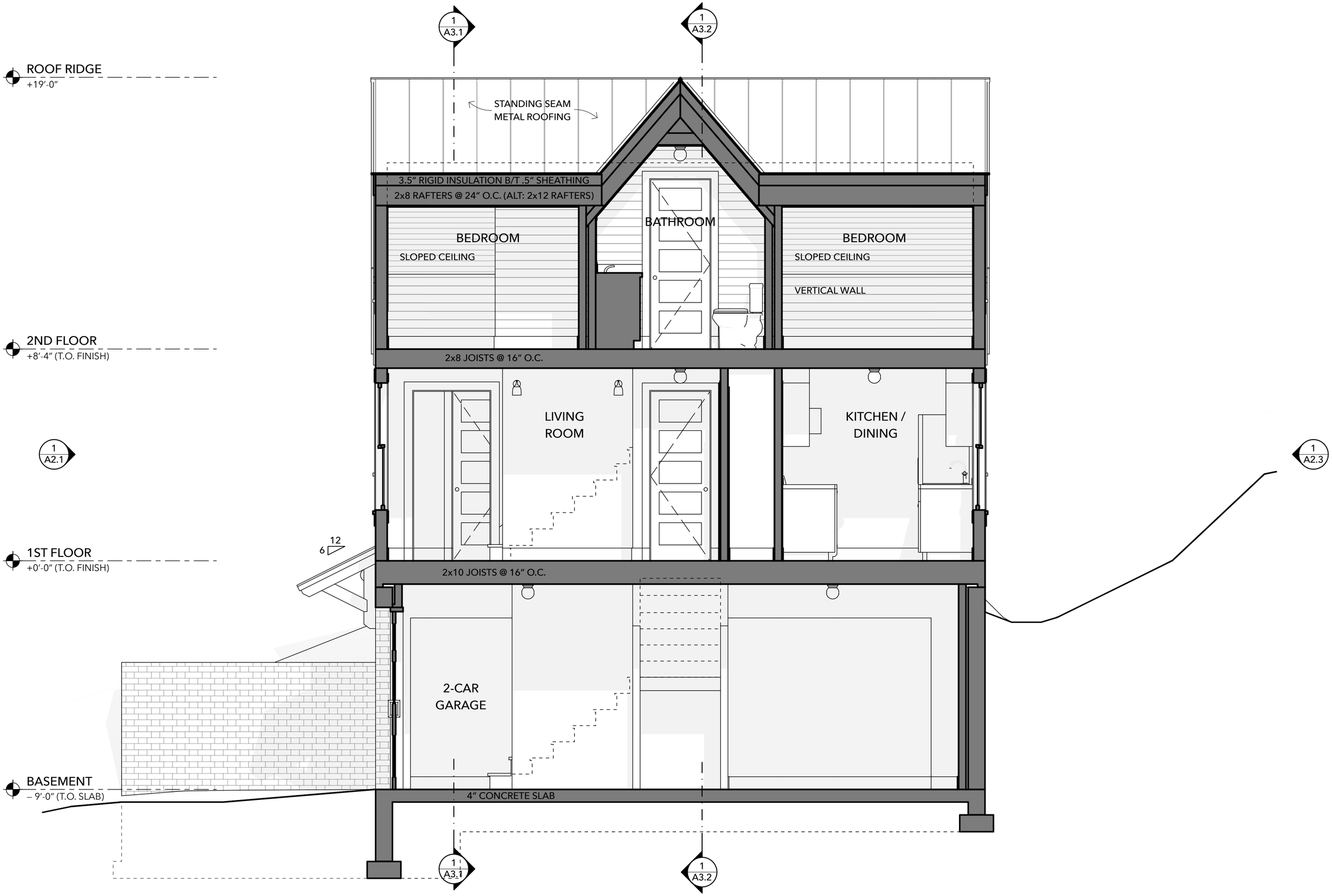
EAST ELEVATION

A2.3



1 LONGITUDINAL SECTION
SCALE: 3/8" = 1'-0"

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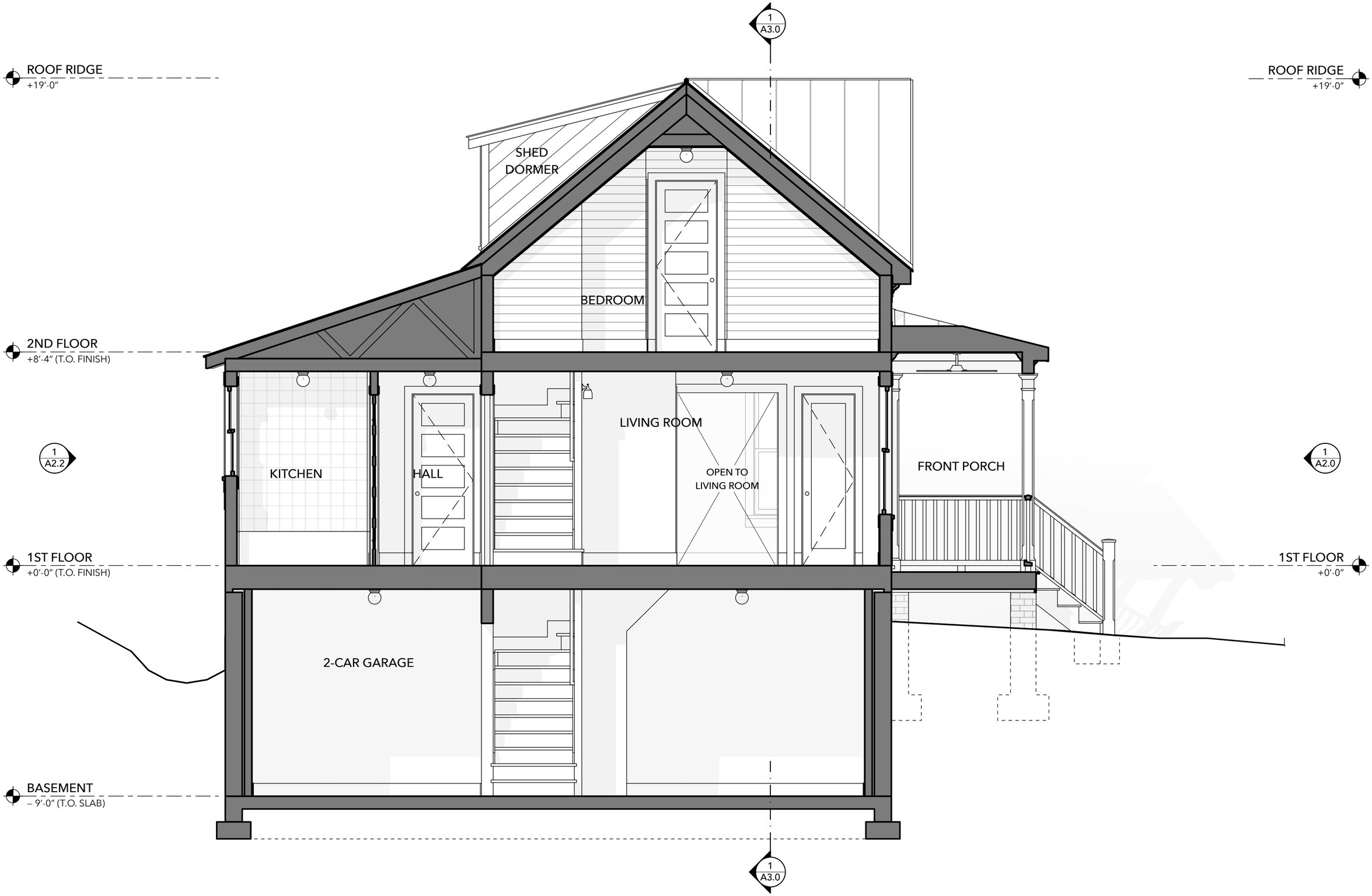
LONGITUDINAL SECTION

A3.0



1 TRANSVERSE SECTION 1
SCALE: 3/8″ = 1′-0″

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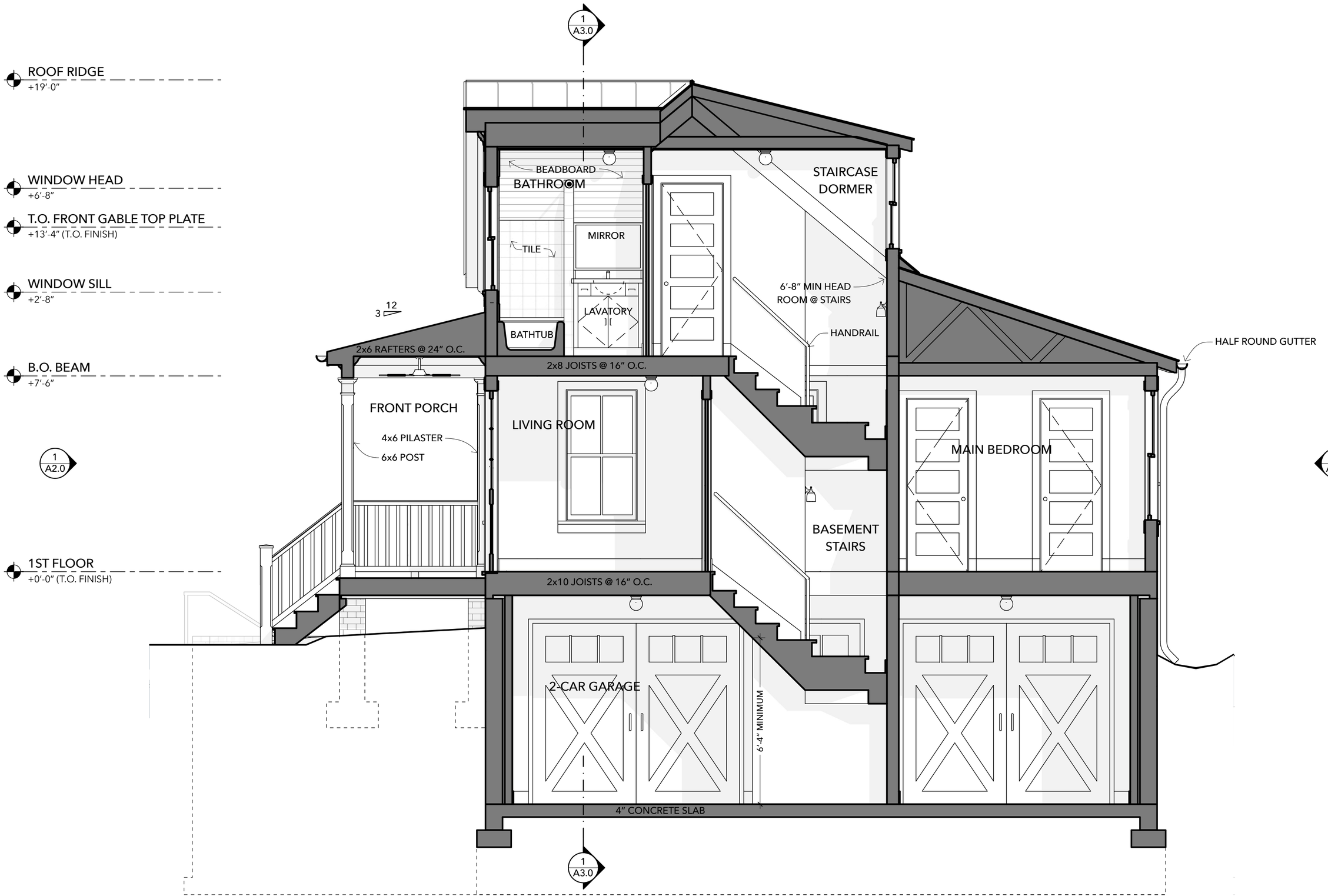
TRANSVERSE SECTION
A3.1



1 TRANSVERSE SECTION 2
SCALE: 3/8" = 1'-0"

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TRANSVERSE SECTION AT STAIR

A3.2